

Snee Farm Community Foundation
Board of Directors Regular Monthly Meeting
July 5, 2005 - Snee Farm Country Club - 5:30 PM
Minutes

Board Members Present: Jackie Walker, Lawrence Frierson, Margaret Passailaigue, Jerry Barnett, Evelyn Hutto, Emilie Carey, Phil Siegrist, Dave Ardis - **Absent:** Jim Craven

Others Present:

Administrative Assistant: Mugsy Kerr

Committee Members: Marty Boroughs, Michael Barrett, Diana Barnett, Dottie Teetor

Other Foundation Members: Nine Total

Restrictions Compliance Administrator: Mike Hart

Guests: None

CALL TO ORDER:

President Walker called the meeting to order.

Standing Announcements were reviewed.

Minutes Approval:

E. Carey initiated discussion, prior to a motion made, questioning old business regarding the “correct By-Laws now on the web” noted on Page 4 of the June Minutes Draft. President Walker again clarified the reasons and steps as to why it was necessary to remove incorrect Documents that were placed on the web site by the prior Board, and replace with the actual legal ADAR and By-Laws documents.

E. Carey Motioned to Approve the June 7, 2005 Minutes; Seconded, Motion Carried 7-0.

President’s Time:

-J. Walker addressed the Executive Session that was held immediately after adjournment of the May 2nd Board Mtg. to now document an agreement of the Board members above that a letter be written to the Country Club Owner, JKM Holdings. The purpose of the letter was to request they provide us in writing, within ten business days from the date of that letter, their agreement to furnish their project proposal to this Board for review, at least sixty days prior to it being presented to the Town Planning Commission, to allow the Board adequate time to study and provide to the homeowners for their review and opinion prior to any decisions by the Town Planners.

She previously advised the Board of a response from Mike Ashton that a letter would be forthcoming from the Owner’s Attorney, A.J. (Skipper) Woody; he was on vacation and planned to have a letter to us before this meeting. She received a phone call today from Mr. Woody at which time he apologized that his schedule had not permitted a letter in the time frame we requested, but would fax one the following day. From their conversation, she had no assurance as to what the letter would state exactly, but not having had time to make notes of the conversation, shared some of Mr. Woody’s remarks. He spoke of the Owners respect for the Community and their wish to accomplish a win-win situation, and short of that, the project may be a no-go; they want to work with the Community, and as confirmed to us by the Town Planners, they have done nothing contrary to what they have told us. He mentioned the

JW

(President's Time Continued)

possibility that, from their own efforts in acquiring/evaluating the development planning information, they may choose not to proceed with the project. They are still talking with/hiring professionals needed to help develop the plans; have only touched the surface with Seamon, Whiteside & Assoc.

Mr. Woody also advised her of his personal lack of interest in being involved in a Community battle, if the Owner's did not do as they say they will, he did not need that kind of business, and hopes that we could work together to achieve what would be acceptable to the Community; further commented that it would not be in the best interest of the Owners to do something that would create an unfriendly environment and they would conduct their efforts in an honest manner. He also offered that he is open to communicating with the Board, and authorized her to provide his personal phone numbers to the Board members. She suggested a brief session after the meeting to provide his phone numbers to the Board, and asked that a committee be formed for that purpose.

-She asked the Board to be mindful that their recommendations of Agenda items were needed soon to achieve preparation of the required timely mailing to the homeowners. She confirmed the Annual Meeting being September 22 – 7:00 PM at the Mt. Pleasant Waterworks Bldg., Rifle Range Rd.

Committee Reports:

FINANCE

-M. Passailaigue, CPA, Treasurer, presented her report. Having everything up to date thru June, she advised of 45 past-due Annual Assessments; 2 of which are owners delinquent for both 2004 and 05. She will send notices, certified mail, mid-July which will serve as a thirty day notice that the unpaid assessments will be processed through Small Claims Court. Even though there are some efforts to avoid the late fees and interest, her letter confirms to them the deadline notice in the Dec. newsletter, on the web site, and on the entrance signboards, making it hard to not know of it being due. It is important that we collect this money to help take us through August so that we do not have to draw on the credit line until Sept.

-Margaret introduced, for discussion purposes only, a Real Estate Transfer Fee, similar to what is being charged in other communities, that could be used for capital improvements. She spoke to the fact that not presently having capital funds, such fees could generate approx. \$15,000-\$18,000 per year. The adoption of this fee would require an amendment to the Declaration.

- She also, for the purpose of discussion, asked that we consider a dues increase to \$300 per year. She stressed the fact that we have no reserve funds to handle emergencies such as storm damage. Margaret proposed that \$50 of the \$75 increase go into a reserve fund not to be co-mingled with our general fund, and the remaining \$25 set aside in a separate account for tree care, which is sorely overdue and important due to their significance in the beauty of Snee Farm's main entrance and common areas. She would like feedback on these issues for her Committee to consider in formalizing its recommendations.

-J. Barnett commented that he felt strongly about going after the money to which P. Siegrist commented that this is business and we need to follow the rules. Margaret assured him that she was doing so in accordance with the ADAR.

(Committee Reports Continued)

-Margaret also commented on difficulty with some Attorneys to return the new form we implemented; remarked on a recent closing where the attorney did not contact Mugsy prior to closing and the Seller had not paid their Assessment; the ADAR is clear on it being the purchaser's responsibility in that event. Comments were shared about procedures to handle which she confirmed that she is doing so.

-Phil Siegrist Motioned to Accept the Finance Report, Motion Carried 7-0.

MAINTENANCE

-Chairman Barnett reported that he and Jim Kerr dug the foundation base needed, hand mixed and poured 1000 pounds of concrete (500 lbs. each) to make the pads for the new benches on Plantation Circle.

-Advised he had now located a boat that would allow him to go into the Casseque Province Lake to remove the dead limbs of the downed pine tree left there for the turtles/fish habitat.

-He and Diana cut up and cleared out the 50 ft. Cedar tree, at the front entrance that was axed down by the vandals, He also tar filled the damage that was done to an adjacent 90 ft. Elm due to the vandals axing into it about 4 inches.

-They also had to clean up the parts thrown about the area from Vandals destroying one of our benches on Plantation Circle; also reported it to MPPD.

-In the last ten months, the Maintenance Team has put in approx. 147 hrs. saving the community an estimated \$15,500.

P. Siegrist asked if we would replace the tree to which Jerry and Dave commented that it was not necessary due to the density of trees in that area. Jerry also confirmed that a report was made to the MPPD

Dave Ardis Motioned to Accept the Maintenance Report, Motion Carried 7-0.

GARDEN & BEAUTIFICATION

-Chairman Ardis stated his appreciation for the volunteers planting and weeding the flower beds.

-Confirmed that the new benches were installed on Plantation Circle with the help of Jerry and Jim creating the concrete pads needed for them.

-He has begun working on plans for the area adjacent to the DeLeisseline Lakes that was mistakenly cleared by the Club after the storm last year. They need the surveyor, Mr. Seabrook, to clarify the exact area to plan properly. Presently, he is working on killing the growth of aggressive vines/weeds. Once his Committee formulates the replanting plans, will meet with the Club to confirm their role due to a written offer to make it right, and having accomplished that, will share with the Board for final approval to implement subject to weather conditions.

-The electrical work at Garden Way Island is still pending and holding up the next steps, but should be done prior to the next meeting.

L. Frierson mentioned that, in light of the confusion over land ownership at the DeLeisseline Lake, we should confirm ownership of other areas, in particular, at the V. Villas tennis courts and on their Clubhouse side visible from Overview Ct. Marty has the maps and we may be able to identify, but if not L. Frierson suggested that we get survey confirmation to avoid another unfortunate clearing of Foundation property by any unauthorized party.

J. Barnett Motioned to Accept the Garden & Beautification Report, Motion Carried 7-0.

(Security Report Continued)

SECURITY

-In Chairman Craven's absence, J. Barnett reported, in addition to the tree vandalism near the front entrance, several mailboxes on Law Lane were damaged the same night, cars are being driven on yards after the rains, and a car was stolen from the parking lot of the Club. If no one inquires about the bike found at the scene of the Plantation Circle bench vandalism, he will soon provide it to the MPPD. Speeding is still a problem in Snee Farm.

-Mr. Barnett suggested that when a homeowner reports an issue to the police, ensure their name is not used since there are some individuals he is aware of that may retaliate.

-P. Siegrist mentioned private security as a possibility and a joint interest with the Club. Discussion supported it being looked into including costs. It was suggested that Security take this on as a project to investigate and give the Board something to evaluate.

L. Frierson Motioned to Accept the Security Report, Motion Carried 7-0.

ARCHITECTURAL CONTROL

-Lawrence Frierson reported the ACC is averaging one request every two days; noted that three-fourths of the efforts are on the Parkway side and should look good when they are completed. Trees are still being removed without permission; remarked that the age of many of the trees now causing root damage to structural areas that are legitimate removal issues. Discussion resulted in different thoughts as to why the problem exists and what to do about it including imposing replacement penalty which does not seem to have been done in the past. Mixed feelings were expressed about Pines with reference to the Town's policy on Pines.

Phil Siegrist Motioned to Accept the Architectural Report, Motion Carried 7-0.

RESTRICTIONS

-Compliance Administrator, M. Hart advised of some 70 hours worked and 62 letters mailed during June, most related to the litter out prior to Weds., boat issues, campers/trailers, and parking on lawns. The practice of issuing the fines continues to get results in making Snee Farm look better. In the situation of overdue accounts, statements are issued to be sure they have received the violations notices; He continues to ask the homeowners to contact him if they have any questions or if we make a mistake. If they do not respond to our requests, we will proceed to Small Claims Court. He advised of an old case prior to this Board that, due to confusion of a court date, history of the Court asking that and we work something out to settle; the owner agreed to a good amount based on the circumstances. L. Frierson initiated discussion regarding that process. It was clarified by M. Hart and J. Walker that the circumstances were not our current practice and it was settled as such due to prior events. It was agreed that we plan to let a Judge make the final ruling even if the verdict is not to our liking rather than be put in a situation of having to negotiate.

-P. Siegrist expressed satisfaction and praise of Mike's role, and being aware of some undeserved criticism and harassment toward him, wanted to insulate him against such attacks because Snee Farm was looking the better for his work. J. Barnett supported those remarks.

-D. Ardis Motioned to Accept the Restriction Report, Motion Carried 7-0.

SPECIAL PROJECTS - No Report

OTHER REPORTS OR INFORMATION

Legal Matters - None

Administrative Assistant – M. Kerr had nothing to report.

Sign Boards

P. Siegrist having relinquished the responsibility, J. Walker advised of, and thanked, Dottie Teetor for agreeing to be the coordinator, Carolyn Copeland for handling the Parkway sign, and J&D Barnett, Front entrance. She asked for other volunteers. Also, she would like suggestions, beginning now, from the Board each month as to the wording. E. Carey suggested “To remove any tree call ACC” which was agreed on for the remainder of July.

Web Site:

-J. Walker reminded the Board of the need for them to monitor the web site and provide her updates, changes and suggestions as needed to keep it accurate and current.

Board Unfinished Business:

Clubhouse Project - P. Siegrist is concerned about the future information from the Club and felt it time to inform the homeowners. Made personal predictions as to what he thought would be their future opinion of the project. He is troubled that they won't confirm to us the sixty day time frame we requested. Pres. Walker spoke to the speculative or alarming manner that a Board should refrain from to include reasons of falsely influencing an entire community without fact. D. Ardis stated that he would want to send something out to the community if they were not willing to give us the courtesy of the time frame we asked for to share information to the homeowners. L. Frierson revisited the purpose of the letter sent to them and being troubled that they did not give us the response requested to date and not knowing what the letter expected tomorrow would contain and what should be the next step. He questioned the need to have the session that Pres. Walker suggested to which she advised that only privately would she give Mr. Woody's personal contact numbers; other than that, she agreed it was not necessary. L. Frierson felt that we should discuss now in public what would be done next in the event of not getting the answer requested tomorrow. After an initial proposal and remarks by L. Frierson regarding a special board meeting, more discussion ensued as to the need based on the content of the pending letter. E. Carey commented that requesting a “survey” from homeowners based on information that did not allow them to factually understand the project would be inappropriate. J. Walker agreed. D. Ardis feels that a survey had to be done on a “first run.”

L. Frierson Made The Formal Motion That We Convene One Week From Today In This Location For The Purpose of Discussing What We Do From That Day Forward On That Subject; Seconded, Motion Carried 7-0.

Board New Business:

Alligators -P. Siegrist informed the Board that a homeowner reported a sighting of two alligators at the Casseque Province Lakes. The State no longer has funds for the removal of alligators. He provided the paperwork he had acquired from the S.C. Dept. of Natural Resources to Pres. Walker for completion to obtain a permit from the State for Snee Farm Foundation to be able to hire a licensed individual to remove them. He spoke with Ely Brooks regarding signs at the lakes to warn residents.

(Board New Business Continued)

Bush-hogging Casseque Common Areas at Lakes - D. Ardis shared the need to have Ashcraft bush-hog the paths in those common areas at the Casseque Province Lakes to widen them for mowing access that would help the line of vision in the area for the homeowners when they are walking there. Dave indicated that it should be done on a regular basis twice a year; the current cost quoted is \$400 for both areas per visit. L. Frierson stated the need to determine what actually should be done to provide access for residents or leave it as a natural habitat for wildlife. Pending that decision, J. Walker stressed the danger/liability and the need to proceed with determining warning signage needed.

Annual Meeting & Election Preparation – Based on Pres. Walker’s earlier request of P. Siegrist to begin preliminary evaluation of what is required to meet the requirements of the Meeting and Election, he confirmed that he had begun and would be ready to make the needed recommendations at the August meeting.

Finance Planning

-P. Siegrist commented on some of the financial needs and planning underway in Margaret’s Committee. He revisited some of the earlier information regarding the need for a Real Estate Transfer Fee, also, the need to have a fairly significant Assessment increase to end our working hand to mouth with borrowed money and paying thousands of dollars in interest to do so. Reserves are needed for emergencies, funds are required for tree care and replenishing where needed as well as cleaning up and improving our aged neighborhood. He noted some costly projects that will be needed in the not too distant future including possible entrance changes due to highway widenings.

Snee Farm Catch Drain Basin, behind Walgreens - work is going forward there to avoid our getting more waste water. However, we must think about the Lakes outflow valve system; even though it appears to be working, the problems were never fully resolved and this is a project that will require a significant amount of money in the future.

White Highway Dividers – being used at the Casseque Lakes are a good example of quality capital improvement needs.

More discussion evolved regarding the presentation needed at the Annual Meeting to fully inform the homeowners of the crucial need to remedy our financial status.

Foundation Member Concerns

-I. Botts, 842 Law Lane (authorized her son-in-law, M. Bayne, to speak on her behalf) – Feels that the Board should take a stand now against any rezoning for residential use based on his distrust of their intent and advises they are land developers.

-B. Profitko, 1129 Audubon Place – Remarked about information not coming from the Owners in spite of requests; thinks they are holding information that he considers suspect.

-C. Scheidegg, 820 Farm Quarter Road – Thinks the letter we are waiting for is irrelevant and feels that we know all there is to know and should inform the homeowners.

-D. Teetor, 905 Red Coat Run – Has a problem with a comment made earlier by a Board member who assumes what most homeowners will decide; she feels it could be something that adds a dimension to Snee Farm in comparison to other communities.

*L. Frierson Motion to Adjourn, Seconded, Motion Carried.
Meeting Adjourned at 7:55 PM*

Minutes Approved On August 2, 2005 At The Board of Directors Regular Monthly Meeting.

Attested To By: **Jackie Walker**
President, Secretary